



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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MEETING DATE: AUGUST 9, 2012

SUBJECT: ST12-09: T3 HOMES 6 SEMI-CUSTOM HOMES IN CASA RICA ESTATES.

STRATEGIC INITIATIVE: Community Livability

The six (6) semicustom plans will complement the predominant large house/lots inventory in this area of town.

REQUEST

ST12-09: Approval of six (6) semi-custom plans (1003, 1005, 2001, 2004, 3004 and 3007) by T3 Homes on 26 lots in Casa Rica Estates. The lots where this product is proposed are zoned Single Family-15 (SF-15) at the southeast corner of Lindsay and Williams Field Roads.

RECOMMENDED MOTION

Approve the findings of fact and ST12-09, (6) semi-custom plans (1003, 1005, 2001, 2004, 3004 and 3007) by T3 Homes on 26 lots in Casa Rica Estates subject to conditions.

APPLICANT/OWNER

T3 Homes / Same as applicant
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BACKGROUND/DISCUSSION

The 26 lots where the 6 semi-custom plans are proposed were zoned conventionally to Single Family-15 (SF-15) zoning designation on July 19, 2005 (Z04-18) and the final plat (S05-23) was recorded on March 16, 2007. The Design Review Board had not seen this application on a study session; therefore, staff brings it for their review upon applicant's response to staff's observations.

Overview

The semi-custom series proposed by T3 Homes offer 6 plans, four (4) plans single-story (1003, 1005, 3004 and 3007) and two (2) two-story (2001 and 2004) with optional interior upgrades, courtyards, porte-cocheres, extended patios, three-car garages and guest suites. The plans offer distinctive architectural styles: Spanish, Hacienda, Tuscan, Rural Mediterranean and Ranch Territorial which will add a custom flavor to this residential enclave.

Three plans (1003, 1005 and 2001) offer 3 elevations each; plans 2004, 3004 and 3007 only offer 2 elevations. Staff feels that the 15 elevations and the quality of design will provide adequate diversity on the 26 lots.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Community Commercial (CC), Neighborhood Office (NO) and Residential >2-3.5 DU/Acre	Community Commercial (CC), Neighborhood Office (NO) and Single Family-7 (SF-7).
South	Residential >1-2 DU/Acre	Single Family-10 (SF-10)
East	Residential >1-2 DU/Acre	Single Family -7 (SF-7)
West	Lindsay Road, then Residential >0-1 DU/Acre	Lindsay Road, then Single Family-43 (SF-43), County Island
Site	Residential >1-2 DU/Acre	Single Family-15(SF-15)

Project Data Table

Existing Zoning	Single Family-15 (SF-15)
Building Setbacks per the LDC Single Family-15 (SF-15) Front	30'
Building Setback Sides	15'
Building Setback Rear	30'
Building Height Proposed	20'-9" to 26'-5"
Lot Coverage proposed	19% (2001) to 31% (3007)

Discussion

Staff finds the semi-custom plans which square footage ranges from 3,312 to 5,080 square feet to be adequately articulated according to the styles they represent: Spanish, Hacienda, Tuscan, Rural Mediterranean and Ranch Territorial. Although the semi-custom plans have not been reviewed by the Design Review Board, staff issued comments and observations as part of the review process to which the applicant has responded in the following manner:

Plan 1003:

- Window added to the living room for natural light intake.
- Elevation H (Ranch Territorial) exhibits shutters and wood corbels for style authenticity.
- Elevation A was revised adding a porch with a sculpted parapet.

Plan 1005:

- A portico-type element was added in front of the entrances in all plans. The vertical treatment of this space corresponds to the style of architecture the elevations represent.
- Windows were added to bathrooms 2 and 4 for natural light and ventilation
- The entry was revised to achieve better articulation by adding wood kickers and changing the front roof line from a gable to a hipped roof.

Plan 2001:

- Patio depth was increased to 10'
- On elevation A, the roof lines were changed to gable and a parapet added to the rear patio.
- On elevation E, a gable roof was added to the entry turret and the windows in the garage were revised to double windows with an extended overhang.
- The roof above bedroom 2 was changed to a gable.
- A porte-cochere was added in front of the 2-car garage.

Plan 2004:

- To eliminate the 'face like' appearance above the two-car garage, portion of bedroom 3 was popped out 1'-6".
- Main roof lines were changed to gable for the B elevation and hipped for the E elevation.
- Additional detailing of wrought iron was integrated into the facades.
- The balcony was made a deck-like walk out one.

Plan 3004:

- Patio depth on this plan is noted as 12' deep.
- On elevation E, the hierarchy of the entrance to the house is celebrated with the stone veneer detailing that unifies it with the rest of the façade.

Plan 3007:

- Roof line of elevation A was changed to hip roof and added more wrought iron detailing for additional articulation.
- On elevation H, the labeling notes 'Ranch Territorial' style and added shutters to the front elevation windows.

Overall Evaluation and Pending issues: it is a good base series and the revisions to the elevations certainly raise the level of diversity expected from a semi-custom product. The roof lines are differentiated, the detailing on the front elevations is representative of the styles of architecture they portray. However, the elevation renderings do not reflect the four-sided architecture expected on the sides and rear elevations. Window depth should be illustrated on the construction plans. It may be necessary to use window sills as permitted by the style of architecture or any other detailing of the front elevations be carried on the sides and rear facades' openings.

Colors and Materials: the applicant offers 13 color schemes, 3 schemes for the Spanish, Hacienda and Italian styles and 4 schemes for the Rural Mediterranean and Territorial styles. These schemes are material-coded with the veneer applications and the style and color for the roofing material.

FINDINGS

1. The project conforms to the General Plan, and specifically to the Land Use, Community Design and the Environmental Planning Elements;
2. The project as conditioned is consistent with all applicable provisions of the Zoning Code;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services

STAFF RECOMMENDATION

Move to approve the findings of fact and ST12-09, six (6) semi-custom plans (plans 1003, 1005, 3004, 3007, 2001 and 2004) by T3 Homes in Casa Rica Estates subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of August 9, 2012 subject to conditions.
3. These standard plans are approved for 26 (lots 1 to 19, and 21 to 27) in Casa Rica Estates subdivision.

4. Construction documents shall reflect dimensions for 6” exterior walls to allow for recessed windows and doors as a means to achieve better articulation of all facades.
5. All standard plans shall adhere to the lot coverage and setback requirements stipulated by Ordinance No. 1670 in rezoning case Z04-18 and any subsequent amendments and the provisions of the Land Development Code.

Attachments and Enclosures:

1. Vicinity Map/NOPH
2. Plat with highlighted 26 lots where product will be built
3. Plot Plans (plans 1003, 1005, 3004, 3007, 2001 and 2004)
4. Plan 1003: floor plans with options & elevations (5 pp)
5. Plan 1005: floor plans with options & elevations (6 pp)
6. Plan 2001: floor plans with options & elevations (6 pp)
7. Plan 2004: floor plans with options & elevations (3 pp)
8. Plan 3004: floor plans with options & elevations (5 pp)
9. Plan 3007: floor plans with options & elevations (4 pp)
11. Streetscape